

JW

John Worley Builders, Inc.

Est. 1976

Building Luxury Homes in Collierville and Germantown Tennessee

Since 1976 the Worley Builders team has been dedicated to building our customers' dream homes. Our goal is to meet your needs and exceed your expectations...time and time again.

Wolf River Ranch Phase IV

Worleybuilders.com

Homes Marketed By:



John Green & Co.

REALTORS®

108 E. Mulberry St. • Collierville, TN

Johngreen.com

901-853-0763

Allen Green • 412-2998 or Michael Green • 412-3008

allen@johngreen.com

michael@johngreen.com

Rev 10/15/08

JW

John Worley Builders, Inc.

Wolf River Ranch Phase IV

1769 Amber Grove Cv	Lot 247	Plan 2786-1600-882	\$499,900
1772 N. Crossberry Cv	Lot 265	Custom Plan	\$529,900
713 W. Briston Ln	Lot 289	Plan B269G3	\$489,900
685 Winburn Ln	Lot 307	Plan 2900-1774-1009	\$559,900
676 Totty Cv	Lot 316	Plan 46-19	\$555,000
682 W. Briston Ln. (Model)	Lot 324	Plan 46-19	\$595,000

Want to take advantage of low interest rates and great deals but still have a house to sell? Worley Builders Inc. has arranged special financing for qualified buyers. Don't miss out on this once in a lifetime opportunity! Call now for details!

\$20,000 Builder Bonus for a limited time only!

Available Lots

238 244 254 257 260 264 267 276 278 282 284 288
293 302 306 313 317 319

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Denotes John Worley Lots

0713993
 02/22/2007 2:28:23 PM
 T. P. 1 - PLAT
 RECORDING INSTRUMENT
 PLAT BOOK : 235
 PAGE : 2
 RECORDING FEE \$ 12.00
 OF FEE \$ 12.00
 TOTAL AMOUNT \$ 24.00
 TOM LEATHERWOOD
 REGISTERED PROFESSIONAL SURVEYOR



ALL C.O.S. PRIVATE DRAINAGE AND PRIVATE ALLEYS, STREETS AND PAVEMENT ALONG WITH PRIVATE DRIVE, DRIVE MONUMENTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

THE HOMEOWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRIVATE COMMON AREAS AND FACILITIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SUCH AREAS UNTIL THE HOME INVENTORY NUMBER IS RECORDED.

The following finished floor elevations for each lot have been established by the developer. It is the responsibility of the home builder to take into consideration the house and garage floor elevations and to ensure proper drainage around the house and garage. The home builder shall be responsible for ensuring that the finished floor elevations are as shown herein. All grading work performed by the home builder shall conform to the finished floor elevations shown on this plat. The home builder shall be responsible for any other matters not shown on this plat.

LOT NO. WHITE	LOT NO. WHITE	LOT NO. WHITE	LOT NO. WHITE	LOT NO. WHITE	
238	288.00	263	288.00	288	290.00
239	289.00	264	288.00	289	291.00
240	290.00	265	288.00	290	292.00
241	291.00	266	288.00	291	293.00
242	292.00	267	288.00	292	294.00
243	293.00	268	288.00	293	295.00
244	294.00	269	288.00	294	296.00
245	295.00	270	288.00	295	297.00
246	296.00	271	288.00	296	298.00
247	297.00	272	288.00	297	299.00
248	298.00	273	288.00	298	300.00
249	299.00	274	288.00	299	301.00
250	300.00	275	288.00	300	302.00
251	301.00	276	288.00	301	303.00
252	302.00	277	288.00	302	304.00
253	303.00	278	288.00	303	305.00
254	304.00	279	288.00	304	306.00
255	305.00	280	288.00	305	307.00
256	306.00	281	288.00	306	308.00
257	307.00	282	288.00	307	309.00
258	308.00	283	288.00	308	310.00
259	309.00	284	288.00	309	311.00
260	310.00	285	288.00	310	312.00
261	311.00	286	288.00	311	313.00
262	312.00	287	288.00	312	314.00
263	313.00	288	288.00	313	315.00



NUMBER	E.T.	15'	30'	45'
1	31.00	31.00	31.00	31.00
2	31.00	31.00	31.00	31.00
3	31.00	31.00	31.00	31.00
4	31.00	31.00	31.00	31.00
5	31.00	31.00	31.00	31.00
6	31.00	31.00	31.00	31.00
7	31.00	31.00	31.00	31.00
8	31.00	31.00	31.00	31.00
9	31.00	31.00	31.00	31.00
10	31.00	31.00	31.00	31.00
11	31.00	31.00	31.00	31.00
12	31.00	31.00	31.00	31.00
13	31.00	31.00	31.00	31.00
14	31.00	31.00	31.00	31.00
15	31.00	31.00	31.00	31.00
16	31.00	31.00	31.00	31.00
17	31.00	31.00	31.00	31.00
18	31.00	31.00	31.00	31.00
19	31.00	31.00	31.00	31.00
20	31.00	31.00	31.00	31.00
21	31.00	31.00	31.00	31.00
22	31.00	31.00	31.00	31.00
23	31.00	31.00	31.00	31.00
24	31.00	31.00	31.00	31.00
25	31.00	31.00	31.00	31.00
26	31.00	31.00	31.00	31.00
27	31.00	31.00	31.00	31.00
28	31.00	31.00	31.00	31.00
29	31.00	31.00	31.00	31.00
30	31.00	31.00	31.00	31.00
31	31.00	31.00	31.00	31.00

AUG-2007
 FINAL PLAN
WOLF RIVER RANCH P.D., PHASE IV
 AREA A
 COLLIERVILLE, TENNESSEE
 TOTAL AREA: 45.12 AC.
 NO OF LOTS: 91
 ZONED R-1
DEVELOPER: BCCTT, LLC.
 5159 WHEELUS DR, STE 108
 MEMPHIS, TN 38117

A LONE-F HAS BEEN ISSUED BY FEMA DATED AUGUST 14, 2007 REMOVING LOTS SHOWN IN FLOOD PLAIN, FEMA CASE NO. 2007-04-4525A.

1. THERE IS A 5' UTILITY EASEMENT RESERVED ALONG ALL PROPERTY LINES EXCEPT WHERE THERE IS PUBLIC SEWER AND DRAINAGE EASEMENT DESIGNATED ON FEMA FLOOD INSURANCE RATE MAP NO. 47502240.

2. PART OF THIS PROPERTY IS LOCATED WITHIN 100 YEAR FLOOD ZONE AS DESIGNATED ON FEMA FLOOD INSURANCE RATE MAP NO. 47502240.

3. ALL OUTLINE PLAN CONDITIONS ARE BEING FOLLOWED.

4. ALL LOT AREA ELEVATIONS SEP 15, 1999.

5. A T.M.K. SQUARE PLANNED YELLOW ON THE CENTER OF DOWNSSTREAM REAR YARD OF COLLIERVILLE SHELTON RD & WOLF RIVER LATERAL 1, BEEN 38117.

6. BULK REGULATIONS.

7. FRONT YARD SETBACK 40 FEET MIN.

8. REAR YARD SETBACK 30 FEET MIN.

9. SIDE YARD SETBACK TOTAL 25' WITH NEITHER SIDE LESS THAN 10'.

10. ALL LOT AREA ELEVATIONS SEP 15, 1999.

11. DEDICATED TO TOC FOR JOHNSON PARK EXPANSION.

12. ALL OUTLINE PLAN CONDITIONS ARE BEING FOLLOWED.

13. FLOODPLAIN IS TO BE BUILT WITH PRIVATE 4' AND PH. 5

14. TO BE BUILT CLAMBER TO THE TOP OF COLLIERVILLE BY SEPARATE INSTRUMENT

15. LATERAL IA

16. TO BE BUILT CLAMBER TO THE TOP OF COLLIERVILLE BY SEPARATE INSTRUMENT

17. TO BE BUILT CLAMBER TO THE TOP OF COLLIERVILLE BY SEPARATE INSTRUMENT

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30. TO BE BUILT CLAMBER TO THE TOP OF COLLIERVILLE BY SEPARATE INSTRUMENT

31. TO BE BUILT CLAMBER TO THE TOP OF COLLIERVILLE BY SEPARATE INSTRUMENT

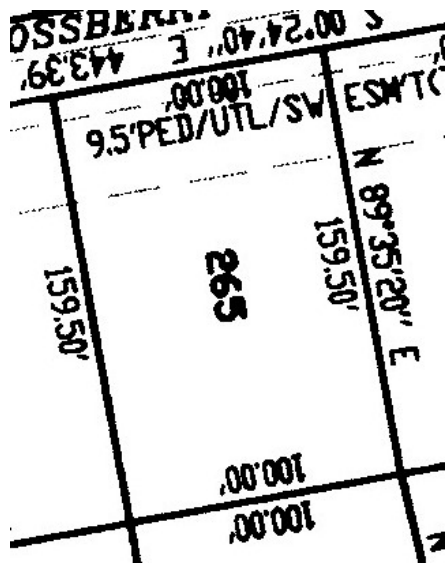
SCALE: 1"=100'
ED.S., INC.
 608 WILLOW TREE CIRCLE 101
 MEMPHIS, TN 38117
 TEL: 901-756-4882
 FAX: 901-756-4883

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Est. 1976

1772 N. Crossberry Cv
Lot 265 • Wolf River Ranch
\$529,900

Worleybuilders.com



- Kitchen 21x9
- Dining Room 16x13
- Great Rm / Breakfast Rm 31x21
- Master Bedroom 21x15
- Bedroom #2 16x12
- Bedroom #3 16x12
- Bedroom #4 14x12
- Game Room 27x15
- 4.5 Baths

All information is deemed reliable but not warranted. Floor plans are artist renderings and are subject to change.

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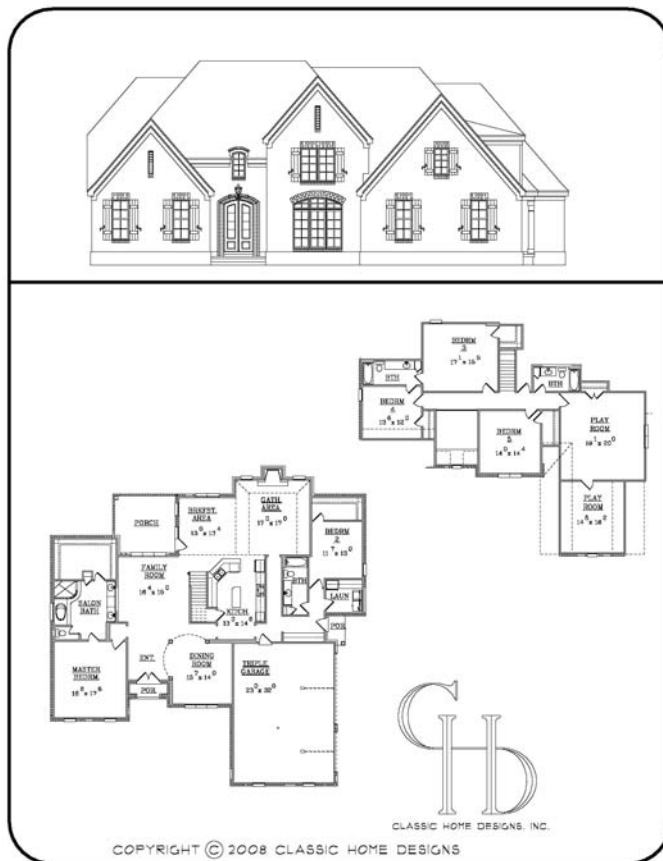
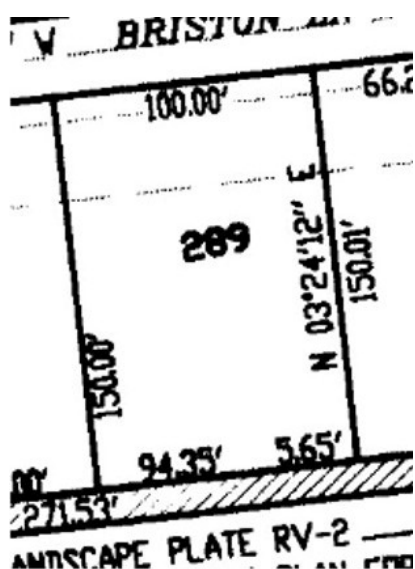
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713 W. Briston Ln
Lot 289 • Wolf River Ranch
\$489,900

Worleybuilders.com



HEATED DOWN: 2490 SQ FT HEATED UP: 1718 SQ FT TOTAL HEATED: 4408 SQ FT	PLAN: B269G3	GARAGE 1 STOR: 741 SQ FT PORCHES: 211 SQ FT OVERALLS: WIDTH: 71'-4 1/2" DEPTH: 12'-1"
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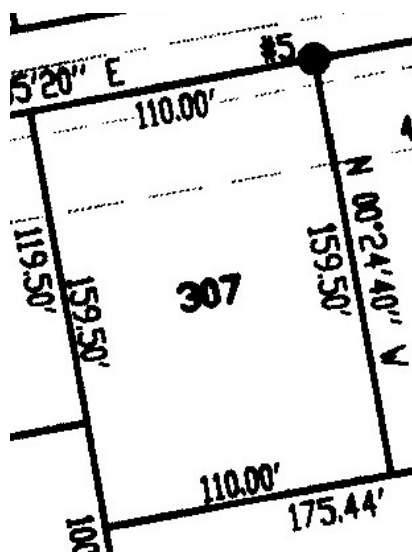
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John Worley Builders, Inc.

Est. 1976

685 Winburn Ln
Lot 307 • Wolf River Ranch
\$559,900

Worleybuilders.com



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Est. 1976

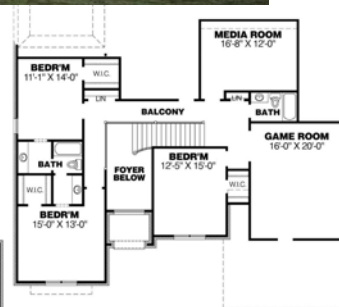
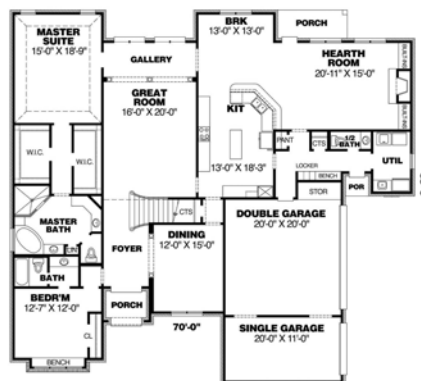
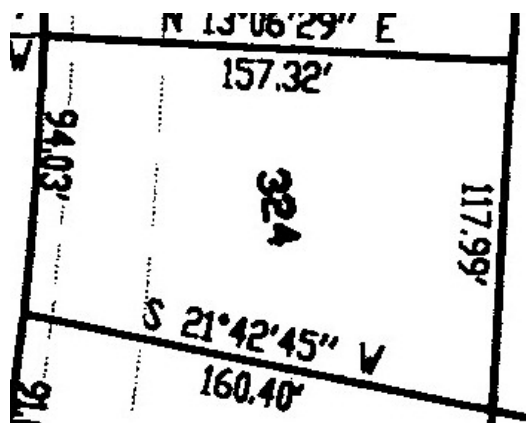
682 W. Briston Ln.
Lot 324 • Wolf River Ranch

\$595,000

Equipped with AVA media package!!!!



Worleybuilders.com



Living area down: 2926
Living area up: 1680
Total living area: 4606

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michael@johngreen.com

Worley Builders, Inc.
Wolf River Ranch Standard Amenities List

- Ceilings down and up will be smooth
- Each slab is strengthened with extra steel and individually engineered
- Cut joints on garage floors to help prevent cracking
- All plumbing is strapped to help prevent noise from water pipes
- Alarm to offer security from the outside world. All downstairs doors and windows with one motion detector is standard
- Trane 13 seer HVAC with hard pipe rather than flex pipe
- Oil Rubbed Bronze hardware throughout the home
- Large floor attic spaces with plenty of flooring and ventilation
- Cabinetry is designed for your every need and want, maple wood and colors are available for your decorating ideas. Crown and rope mold are included with all kitchen cabinets
- GE stainless appliance package to guarantee you a deluxe gourmet kitchen with 30" self cleaning double ovens
- Cambria (Quartz) or Granite tops in kitchen
- All baths (if plan accommodates) have hard surface tops (granite, marble or quartz) and tile tub/shower surrounds
- Under mount stainless sink is included in every kitchen as per allowance
- Gas Cook-top
- Nail down hardwood in entry, den and dining room
- Ceramic tile in kitchen, baths and utility room
- Generous trim package
- Galvanized gutters on entire home, not flimsy aluminum gutters
- Custom shelving in all closets by Incognito
- Extensive paint and drywall walkthrough on every home before you and your family move in plus 45 day and year end punch list. Compare to other builders warranty.
- Hard plank concrete siding is used for all lap siding on the house
- MAHB Registered Builder Warranty
- Phone and Cable jacks in all bedrooms, game room, hearth room and den. Structured wiring installed by AVA allows for home automation and home theater.
- Gas logs included in fireplace
- Professionally landscaped and fully sodded yards
- Double painted insulated windows

E

audio video artistry

ntertain!

Home Features:

- 7.1 Surround Ready
- Central Distribution Hub
- Configurable Wallplates
- Home Run Wire Links
- Premium Cabling
- Satellite DVR Ready
- Cable Ready
- Automation Ready
- High Definition Video
- Broadband Ethernet
- WiFi Access Points
- Integrated Phone System
- Door Communications
- Surveillance Ready



Audio Video Artistry
1680 Century Center Pkwy
Suite #17
Memphis, TN 38134
901.373.2444
www.avartistry.com

This is truly an "E"-home. In concert with Audio Video Artistry, this builder has chosen to include an option that will have real value for you. The option is **wire** and it's hidden in the walls where you can't see it. Because you can't see it, most builders won't invest in it the way they would countertops or whirlpool tubs. Make no mistake, proper wiring should not be a mere *E*xtra, we believe it's *E*ssential in today's luxury home.

The *E* stands for *E*ntertainment. Your new home has a music system that delivers crystal-clear sound throughout. Each room is wired for localized volume control but, unlike other homes, they also include wiring for a touchpanel/keypad option. This gives you full control in selecting sources, songs, music channels, and much more. The system sounds better too because it's wired with premium speaker cable with 65 pure copper strands. "Builder grade" is normally 16-22 strands.

You plan to have TV's in the house? Don't let your wire limit your options. This house is ready for full-HD satellite and cable distribution. It's also DVR (digital video recorder) ready with 2 feeds plus phone for every TV location. If you would like to take advantage of new video distribution technology that allows you to make video sources available to every TV in the house, you're already wired for it! Buy one blu-ray player and watch it on any TV throughout the house!

Bring the family and friends together in your new home theater. With special packages starting under 10k, you can have the real experience of a movie theater without the sticky floors. The theater in this home is \$9990 installed and that includes a 1080p digital projector, 84" screen, speaker package with subwoofer, Integra receiver, and customized RF touchscreen control (wireless).

E also stands for *E*fficiency and that's huge these days. This home is wired to be ready for a host of integration, automation, and networking options. Thermostats for heating and air, lighting, music, and security can all be controlled and monitored from the same device thanks to our Crestron Home options. Greater control means savings on *E*lectricity whether you're at home or away using our web interface. Crestron can be found in highly sensitive environments like the Pentagon so reliability is guaranteed. Did we mention it's *E*asy to use?

Of course, you'll need *E*xpert advice and *E*quipment to get up and running. Audio Video Artistry has been serving Memphis homeowners for 10 years and we have a design studio where you can see all of these options in action. To learn more, please visit us at www.avartistry.com/builder.

*E*njoy!